

Front Street

Framwellgate Moor DH1 5EJ

£750 Per Month

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







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Front Street

Framwellgate Moor DH1 5EJ



- Available early January 2027
- EPC RATING D
- Two spacious reception rooms
- Walking distance to the city centre
- Comprehensively fitted kitchen with appliances
- Off street parking
- Close to the University Hospital
- Two double bedrooms
- Neutral decor

Venture Properties are delighted to offer to rent this much improved mid terraced property in a sought after location within walking distance to the city centre and close to the University Hospital.

The property offers spacious accommodation which briefly comprises of a living room with attractive fireplace, generous dining room and comprehensive kitchen with appliances. To the first floor there are two double bedrooms and a bathroom. Externally there is an attractive courtyard area with parking to the rear.

Front Street is situated close to a range of local shops and amenities which are available within nearby Framwellgate Moor, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City, as well as the nearby Arnison Retail Park. It is well placed for commuting purposes as it lies adjacent to the A167 which provides good road links to other regional centres.

GROUND FLOOR

Entrance
Entered via a UPVC double glazed door. Having stairs leading to the first floor and radiator.

Living Room
11'11" x 11'3" (3.65 x 3.44)
Spacious living room with UPVC double glazed window to the front with blinds, laminate flooring, a marble feature fireplace housing an electric fire, wall lights and radiator.

Dining Room
14'7" x 12'3" (4.46 x 3.74)
Further spacious reception room with a UPVC double glazed window to the rear, laminate flooring, wall lights, under stair storage cupboard and radiator.

Kitchen
14'11" x 6'0" (4.55 x 1.83)
Fitted with a range of base and wall units, a built in stainless steel oven with electric hob, a washing machine, dishwasher and fridge freezer. Further features include UPVC double glazed windows to the rear and the side, a UPVC double glazed external door to the side, laminate flooring, metal shelving, extractor and radiator.

FIRST FLOOR

Landing
With loft hatch.

Bedroom One
13'7" x 10'6" (4.15 x 3.22)
Spacious master bedroom with a built in storage cupboard with light, feature fireplace, a radiator and a UPVC double glazed window to the front.

Bedroom Two
11'11" x 9'5" (3.64 x 2.88)
Further bedroom with carpet flooring, a radiator and a UPVC double glazed window to the rear.

Bathroom
10'0" x 4'0" (3.07 x 1.23)
Including a bath with electric shower above, a low level WC, pedestal wash hand basin, tiled splashback, lino flooring, an extractor fan, storage cupboard housing gas central heating boiler, a radiator and a double glazed opaque window to the rear.

EXTERNAL
To the rear of the property there is a yard with off street parking for one vehicle to the rear.

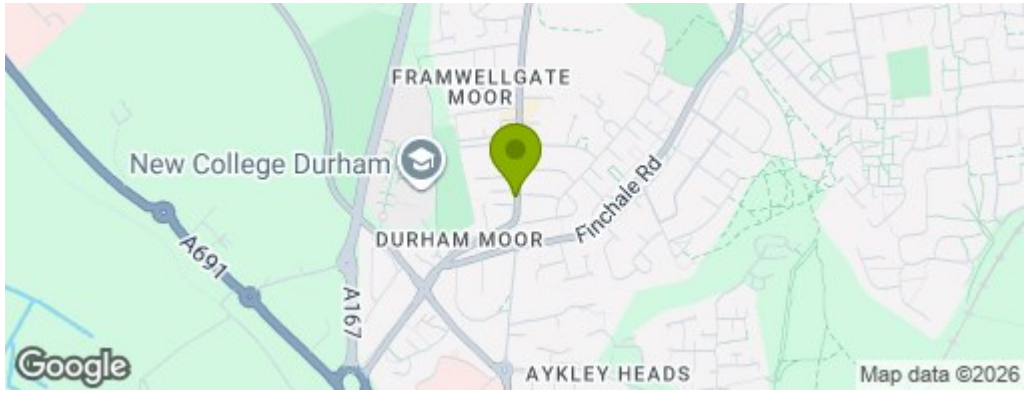
AGENT NOTES
The photos used in this advert were taken prior to the current tenant moving in.

Tenant Information
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit
The security deposit (bond) amount is equivalent to 4 weeks rent.



Property Information

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